

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD	16		WD FR STUC 100		0900		01	2,389		100.9890		126.24		301,587		2007		0		0		8.00		92.00		4			
Exterior Wall		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2008		Heated Area: 1949		HX Base Yr 2008																						
Roof Structur		03	GABLE/HIP 100																												
Roof Cover		05	COMP SHNGL 100																												
Interior Wall		03	DRYWALL 100																												
Interior Floo		11	CLAY TILE 50																												
Interior Floo		14	CARPET 50																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			3 100																												
Bathrooms			2 100																												
Frame		02	WOOD FRAME 100																												
Stories		1.	1. 100																												
Units		00	0 100																												
Occupancy		00	NONE 100																												
Quality		01	Quality Level 01																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA																												
NEIGHBORHOOD/LOC		4006.00																													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS		1,949	100	1,949	226,359																										
FGR		550	55	302	35,074																										
FOP		189	30	57	6,620																										
FOP		210	30	63	7,317																										
PTO		162	5	8	929																										
PTO		196	5	10	1,161																										
TOTALS		3,256		2,389	277,460																										
EXTRA FEATURES		95026 TYSON RD, FERNANDINA BEACH																													
BLD DATE		10/15/2007		RK		LGL DATE		03/13/2024		MLU																					
XF DATE		10/15/2007		RK		LAND DATE																									
INC DATE						AG DATE																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
1	0812	CONCRETE C	0 100	0	0	1,635.00	SF	4.00	4.00	100	2007	2007	3	88	5,755																
2	1242	WD DECK A	0 100	32	6	192.00	SF	10.00	10.00	100	2008	2008	3	35	672																
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